

WHS & HANMER SCHOOL BUILDING COMMITTEE

REGULAR MEETING MINUTES

Monday July 13, 2015

Present:

Committee Member	Name	Present	Absent	Excused
	Christine Fortunato, Chairman	x		
	J. Edward Brymer Jr., Vice Chairman	x		
	Daniel Camilliere	x		
	Frank Dellaripa	x		
	Diane Fitzpatrick, Clerk	x		
	Peter Gardow	x		
	David Drake	x		
Liaison Present	Steven Barry, Council Liaison	x		
	Mike Turner, Staff Liaison	x		
	Gina Deangelo, Board of Ed.			x
Staff Present				
	Jeff Bridges, Town Manager	x		
	Mike Emmett, Supt. Schools	x		
	Tom Moore, WHS Principal			x
	Fred Bushey, Dir of Maintenance		x	
	Lori Schroll, Admin. Analyst -Engineering	x		
	Sally Katz, Dir. Of Physical Services		x	
Guests Present	Rusty Malik, Quisenberry Arcari	x		
	Gus Kotait, O&G Construction	x		
	Mark Jeffko, O&G	x		
	Polly Moon Board of Ed Member	x		

Call to Order: Chairman called the meeting to order the order at 6:37p.m. in the lower level Meeting Room at the Board of Education in the Stillman Building.

Public Comments – none (2 members of general public were present)

1. Approval of Minutes:

a. Minutes of the June 22, 2015, 2015 regular meeting.

Motion was made by Dan Camilliere to accept the minutes, seconded by Ed Brymer; Discussion - none

All present voted in favor. Diane Fitzpatrick Abstained

2A. Expenditures:

a. BVH - Invoice #02112129.00-24 - 6/24/15 - \$4,497.00

Motion was made by Ed Brymer to pay this invoice, seconded by Peter Gardow; Discussion – none

All present voted in favor

b. Fuss & O'Neill - Invoice #001324 - 6/19/15 - \$5,289.02

Motion was made by Ed Brymer to pay this invoice, seconded by Diane Fitzpatrick; Discussion – none

All present voted in favor

2B. Contractor Requisitions -

a. Urban Contractors - Req. #0006 - 5/31/15 - \$121,099.35

Motion was made by Diane Fitzpatrick to pay this invoice, seconded by Dan Camilliere; Discussion – Ed asked what this bill was for, Gus said this is the flooring contractor and there have been no issues with them. They just submitted late for billing cycle last meeting.

All present voted in favor

2C. Proposed Change Orders (**Chair authorized, need ratification only) - None

Motion was made by Diane Fitzpatrick to add PCO's 391, 392, & 393, second by Ed Brymer;

Discussion - none -

All present voted in favor

a. PCO#391- SMI - PCB Hidden in West Wall of Café - 7/13/15 - \$16,832.00

Motion was made by Ed Brymer, seconded by Peter Gardow; Discussion - Peter asked Gus to show the Committee a picture of where this was, Gus did and explained that there was a wall between 2 walls and it had PCP in the paint on 1 side and asbestos on the tile. This cost was a pre-approved sq. foot costs for abatement. Frank stated that the Supervisor rate seems high; Gus did explain the prevailing rates went up as of 7/1/15. Discussion continued regarding if the supervisor is only supervising the workers doing this project, and not all the workers on site.

All present voted in favor

b. PCO#392 - SMI - ACM Floor Tile under Café East Wall - 7/13/15 - \$5,014.00

Motion was made by Peter Gardow, seconded by Diane Fitzpatrick; Discussion - Ed asked if this is the last items in the café that are being demo'ed. Gus said yes.

All present voted in favor

c. PCO#393 - SMI - PCB on Café South Wall - 7/13/15 - \$19,999.00

Motion was made by Diane Fitzpatrick, seconded by Frank Dellaripa; Discussion - none

All present voted in favor

3. New Proposals -

a. QA discussion Gym Lobby Countertop Change out to Granite

Rusty explained that the new counter near the Concession stand has an issue. It looks like someone pulled the laminate off. He continued on to say he wants to replace it with a harder surface.

Discussion continued on the cost of granite, quartz and Corian and which would be cost effective as well as strong. It was agreed to have the material replaced with what is there, but to trim the overlap and maybe put a piece of oak the reinforce it. Rusty will confirm GDA built it as detailed.

4. Architect/CM

a. O&G Monthly Status

Gus went over the following status:

The furniture arrived today for the admin/science/chemistry/guidance/nurse and English rooms, and it was already starting to be installed today. Christine said it's looking good and the cafe will be another main focal point.

Gus continued on to say that he has received a request from the Health Department to see the lay outs of the kitchen, where the sinks are etc. Mike Turner said he believes she only wants to make sure nothing has changed; they were offered an opportunity to review the plans previously. Rusty stated he has sent the drawings over to Gus so she can look at them and he would be happy to meet with her to go over them. Mike stated that they also have to sign off on the CO and was going to charge the project the normal fee of \$180.00, but he spoke with the Director and reminded them that his is a Town project and in the past they never charged for them. Mike Emmett said he has met with Chartwells to develop an alternative plan, in case the café isn't ready when school starts.

Frank stated he has concerns about site work, Mark said that Brian isn't worried about Spazzarini, the thing holding them up is the transformer and they are waiting for Eversource to remove it, right the date they are planning on coming out is July 23rd.

Gus continued on to say that in Stair 12 the tile is down, allowed the framing to be completed waiting for the Marlite walls to come in.

The kitchen & café are in rough-in stages and they have set the structural steel for the air handler.

Started the masonry walls in pool, completed the demo of duct work, the ceiling is installed and they will be installing the sprinkler. Unfortunately some of the duct is corroded around the soffit, Rusty said he just saw it today, not sure why. The upper masonry in this area was not tooled because there was going to be a ceiling. Questions were asked if the roof is leaking and that is the reason the duct work is corroded. Rusty said they are getting proposals to power wash the duct work and paint it. Also, they are getting prices for new ductwork unfortunately with the pool having to be on line by August 15th, replacing the ductwork couldn't be done this summer, since it would need to be demo'ed. So we are looking at doing this next summer. Rusty continued on to say, that originally only minimal work was going to be done in the pool area and that the pool ceiling is not a reimbursable expense (unless it becomes an air quality item).

Gus said they have started to excavate for the footings in the auditorium and the steel for there has been delivered, also the seats have been ordered. Mike Emmett confirmed we are still on schedule for December 18th turnover of Auditorium.

Ed asked if the number glass is in yet for the gym, Gus said it is on site, but not installed yet. There have been no issues with the elevator and it is being tested daily by Fred's staff.

b. Safety & Security Update - Mike Emmett stated that after last week's owner meeting he sent out a school messenger announcement reminding everyone that the school and the grounds are a construction site. There are also signs to this effect on the track and he asked that everyone continues to get the word out reminding everyone of this. He reminded Gus that all construction personnel should be badged. Also, he said that for the summer they have moved the athletic director and assistant to the same area as the other employees working in the building this summer.

Rusty said he met with the new security director who explained they have a new protocol that all visitors will need to give some form of ID in order to get into the building. Rusty will detail a little pass through added to the front bullet resistant window for this.

c. Architects Status Update -

Rusty stated that he continues to:

Been on site approximately 4/5 times a week and responding to questions as quickly as he can when they arise.

He has a WHS alumnus as an intern taking pictures for us.

Christine asked about botany area, Rusty responded that the detail has gone out for handicapped sink. She also asked him or Gus to make sure they calibrate the sinks in the botany area; they turn on when people walk by.

Most of the culinary equipment is in; just waiting for the refrigerator

The question was asked where is washer/dryer coming from for the culinary room, Rusty said he thinks it is part of the kitchen equipment but he will check.

The receiving addition wall is scheduled to be poured tomorrow, Steve asked where the addition is, Rusty said near the student entrance.

5. Correspondence - None

6. Committee Reports:

Site-work / Construction – Frank said went to last meeting, and at that time the Athletic Director said he still have some concerns regarding there is still no sink in the training room, the commercial grade washer and dryer for the uniforms, the frosted glass in his office and there are no locking cabinets in the trainer's room. Mr. Emmett said some of these items were in the former offices, and will need to be addressed. Rusty said that a commercial washer/dryer would cost approximately \$18,000, discussion took place, and questions were raised on where the old washer/dryer is and what account the new ones were coming out of. Rusty said he believed the cost would come out of the FF&E budget, and Mike Emmett stated he will ask Fred if he knows where they are. Rusty said that he has some locking

cabinets that weren't able to be used in another part of the building, so they can be used here. He continued on to say the sketches for this are will be issued within the next week and will be on the next agenda. Rusty said that his biggest concern is the sink, for that room, they may need to put in 2 sinks, 1 ADA and 1 regular.

Mike Emmett said that Mike Maltese is getting a price on pads for the Wrestling Room, since the old pads were thrown away and the room needs them so the kids don't get hurt.

Communications - Diane said they will meet before the next meeting. Mike Emmett said they will set a date for an open house for the recent work, once O&G has a firm date for turnover. He continued on to say that the newspaper wants to do a story on the construction progress.

Diane asked about concession area inside - huge pillar in there --- have to move to the left/or right of it. Rusty thought the column was going to come out - but it couldn't.

Technology/Furniture – Mike Emmett said they are monitoring the network; some of the tech has been installed. He continued on to say they have been receiving truckloads of furniture.

Energy/Commissioning – Peter stated that nothing has been done with the list, it's been stagnate. The report has been issued there are 32 open items, 17 pending and nothing was closed. A prelim balancing report that Gannon is reviewing. Gus will get update by next meeting.

Finance – Christine said they will meet before the next meeting; she asked Mark if he has the burn rate projection, he said nothing firm yet, he is working on it

7. Old Business - None

a. CL&P Transformer Leak update - Mike said he received a bill in the mail from EverSource in the amount of \$100,767 for the transformer. He called our Account Exec., who didn't know anything about it and instructed Mike to hold on to him and he will check into further. The question was raised if we could spread the cost out evenly to all the vendors who were on site that week. Also, the breakdown of ESI environmental cleanup cost should be here shortly.

8. New Business a. none

9. Upcoming Dates

- a. July 20, 2015 next Town Council Meeting
- b. July 27, 2015 next Building Committee Meeting

10. Adjourn - Motion made by Diane Fitzpatrick seconded by Ed Brymer to adjourn.
All present voted in favor.

Meeting adjourned at 8:03 p.m.

I hereby certify that the above is a true copy of the minutes approved by the High School & Hanmer Building Committee.

Diane Fitzpatrick, Clerk